

## Duck Haven HOA Board Meeting Minutes

February 3, 2022, 6:00pm

-Meeting called to order at 6:00pm.

-Roll Call – Micah Mogle, Ronald Long, Trish Howard – Quorum is Present

-Previous recorded minutes were approved. Ron Motioned, Trish seconded, all voted in favor.

-Financial Report – Lara Lewis (Beal Properties) reviewed financials (posted on website).

Delinquency Report- Lara Lewis (Beal Properties) Reviewed the Delinquency Report as of 02/03/2022. Beal will continue to send out emails of Statements and follow up.

Micah Mogle asked Board for questions on Financials. None asked. Trish motioned to approve, Ronald Long seconded, all voted in favor.

Lara Lewis (Beal properties) discussed the 2022 budget with the Board and mentioned possibly calling a special meeting to approve the budget and adopt it.

Micah Mogle asked the Board for any discussion on the budget. None asked.

Pending Projects/Maintenance- Lara Lewis (Beal Properties) asked the Board if there were any pending projects that are or were approved that need to be added to the budget, or any maintenance that needs to be handled. The only open project are the drainage issues and water issues throughout the development. Board members discussed that these issues (right of way and drainage easement issues) are really homeowner responsibility and they have done as much work as the HOA will contribute. It is important for homeowners to stay on top of maintenance of these drainage easements on their property. Board discussed need to follow up on necessary maintenance for the park grounds. Ronald Long and Micah Mogle discussed blocking vehicle access at the park entrance entrance.

Management Report- Lara Lewis (Beal Properties) discussed with the board how Beal would like to handle the Violations and reviewed the pictures of Violations with the board.

Violations- Brush Piles and items in the driveways, Propane Tanks, and Trailers and Campers are the main Violations that were noticed. Lara Lewis (Beal Properties), Micah Mogle, Ronald Long, and Trish Howard discussed necessary and recommended changes to the CCR's. They also discussed that violations would be handled with a 4 point process (soft notice, warning, 2<sup>nd</sup> warning/209 Notice, fine).

Micah Mogle asked Board for questions on Management Report, none asked.

Team Reports- No team reports.

Lara Lewis (Beal Properties) asked the board about any committees that are in place. None were mentioned. Possible to consider; social/community events, park/pavilion, landscape and community improvements.

### **Unfinished Business:**

The Board is currently discussing all of the drainage issues on property, and they are waiting to hear back from the engineer and the county. Micah Mogle asked Lara Lewis (Beal Properties) to have On The Move keep up with keeping the waterways and retention area cleaned and free of debris.

Micah Mogle asked the Board for questions on Unfinished Business, none asked.

**New Business:**

Ongoing Construction- The board discussed with Lara Lewis (Beal Properties) all of the recent construction that has been going in the neighborhood. Beal to speak with the ACC (Architectural Control Committee) and check all of the approvals and pending construction repairs.

Board Volunteers- Micah discussed with Lara Lewis (Beal Properties) and the Board about the upcoming election for new Board members.

Pond- Beal will need to follow up with Trophy fisheries to get their feedback on the health and status of the pond. The possibility of security cameras being added to the park/pavilion area was also a part of the discussion.

Walking Trail- The Board would like for Beal to get a quote on restoring the walking trail that is on the plat that never got completed by the developer.

Signage- The Board will discuss putting up a new sign at the park.

Railroad issues- Ronald Long and Lara Lewis will sit down and gather more information about the railroad issues, and Lara Lewis will reach out to Union Pacific to address the issues including wrecks and safety.

The Duck Haven Board Meeting adjourned to Executive Session at 7:05pm.

The Duck Haven Board Meeting Executive session resumed at 7:08pm

Roll Call- Micah Mogle, Lara Lewis (Beal Properties) Patricia Howard, and Ronald Long.

Accounts- The board discussed with Lara Lewis (Beal Properties) an unpaid account. Currently waiting on an update on the payment. In conclusion, after getting verification from the attorney and list of legal charges that were added, the last invoice will be cleared.

Delinquencies- Lara Lewis (Beal Properties) will send out a new batch of invoices and wait about seven days to see who will make a payment. The Board agreed on this.

Meeting adjourned at 7:34pm. Micah Mogle motioned to adjourn, Trish Howard seconded, all in favor.